City of Pullman **Planning Department** Newsletter



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department receives applications for new subdivisions within the city. Land owners often submit such requests in the winter and early spring so they can be processed by the city in time to start grading work when our soils have dried out sufficiently. Over the last 10 years, developers proposed have an average o f 2 ½ subdivisions per year with a combined total of 58 lots per year.

about this

planning

Every year

the

time,

Even though 2005 is only month old, we one already know this year

Lots of lots.....

will be much different. At this time, the department is processing four proposed subdivisions with combined total of 256 lots. (For specific information these applications, refer please to the "Pending land use applications" table that appears later in this newsletter). Also, we have received expressions of interest from at least two other property owners who together may add another 85 lots into the mix.

All of the subdivisions proposed so far this year are in R2 Low Density Multi-Family Residential

zoning districts, in which single family houses, manufactured homes, and apartment buildings are Two-thirds of allowed. the proposed lots are to be located on Sunnyside Hill; the remainder are planned for Military Hill.

If all of these requested developments approved, community members' choices of home sites would be greatly expanded. And, planning always, the department will facilitate the orderly establishment of these subdivisions within their neighborhoods.

Your comments, questions and suggestions are always welcome.



Site of the proposed Wawawai Subdivision, one of four subdivisions submitted to the city for review.

UPDATE ON PROPOSED WAL-MART

Through the latter part of December and first part of January, city staff reviewed the site plan application submitted on December 14 for the proposed Wal-Mart Supercenter in Pullman. On January 12, public director works Mark Workman transmitted a letter to CLC Associates of Spokane Valley (the managing the firm project for Wal-Mart Stores, Inc.) that requested additional site plan information necessary to complete application. the response, CLC Associates filed a revised site plan application on January 25.

This revised plan, currently under review by city staff, maintains the same basic features of the project. The store, proposed to be located on a 28-acre site on the south side of Bishop Boulevard at intersection with Harvest would be Drive, approximately 223,000 square feet in size, with a landscaped parking containing about lot 1,000 parking spaces. The primary entrance to the development would be at Bishop Boulevard where it intersects with Harvest Drive, and three other access routes into

the site are planned along an extension of Fairmount Drive that would be constructed by the developer around the back (south) side of the property. A traffic signal would provided at the intersection of Bishop Boulevard and Harvest Drive. A bus pullout is proposed for the south side of Bishop Boulevard iust east of Harvest Drive.

Early in the process, CLC Associates also submitted several other documents. These documents included a traffic impact analysis, an initial environmental site evaluation, and an environmental checklist.

In order to conduct a thorough review of the traffic impact analysis, public the works department solicited the assistance of an independent private traffic consultant and the Washington State Department o f Transportation. Following this comprehensive assessment, Mr. Workman sent a letter to CLC Associates on January 5 asking for additional information regarding potential traffic impacts of the All of these application

proposed store.

The initial environmental site evaluation provided a survey o f the environmental characteristics of the property under consideration, with an emphasis on the subject wetlands. The document indicated that there was no evidence of wetlands on or near the property. In early planning December, staff mailed correspondence to the applicant requesting clarification of certain aspects of this survey. On January 25, the applicant provided a letter of response. Staff is currently reviewing the details of this letter.

The original environmental checklist for the proposed store was amended by the the applicant with December 14 site plan submittal. This checklist, which addresses probable environmental impacts of the proposed development, is required in conformance with the Environmental State Policy Act. It is presently under review by city staff.

Wal-Mart materials public are documents and can be viewed in the planning and public works departments during business hours. At any time, citizens are welcome to provide input to assist city officials in decision-making their responsibilities.

2004 BUILDING PERMIT FIGURES

In last month's Planning Department Newsletter, we provided preliminary building permit figures for 2004. Since then, the final tallies have been made. Last year, the city issued building permits for 87 single family houses, 191 multifamily dwellings, and five manufactured homes. permits were issued for new or remodeled commercial/ institutional projects totaling \$4.7 million in valuation. The total valuation of all permits issued in 2004 was \$31.1 million.

During the past ten years of issuing permits, the city's annual average has been 60 single family houses, 129 multifamily residences, 18 manufactured homes, \$6.8 million in commercial/institutional building permit value, and \$24.9 million in total building permit value. All of this information shows that construction activity in Pullman is occurring at a strong pace.

JOINT PLANNING BETWEEN CITY AND COUNTY

Early in 2004, the City of Pullman and Whitman County entered into an agreement "for the purpose of promoting the orderly use o f unincorporated land in the vicinity of Pullman protecting the and viability financial of Whitman County." Specifically, this document was formulated to provide for housing clustered large lots (usually more than ½-acre) on county surrounding land while Pullman still preserving the city's This ability to grow. agreement was the culmination of more than six years of collaborative

effort between the two jurisdictions.

One of the terms of the agreement involves the establishment of a "Joint P I a n n i n g Committee" (JPC), composed of the following members: the

mayor, city supervisor, planning director, and public works director from the city; and a County Commission member, public works director, planner, and engineer from the county. The agreement states that this committee shall



An example of the type of cluster housing that could be permitted near Pullman.

meet at least once each calendar year to review the terms of the accord.

In accordance with this requirement, the held a meeting on January 25, 2005. The committee discussed a variety of issues, including the provisions of the agreement, potential future expansion of the city's urban growth area, utilities a n d transportation in the vicinity of Pullman, and prospects for Pullman-Moscow corridor. Overall, the JPC determined that terms of the agreement should be retained at this time.



Pending Land Use Applications

Displayed below are land use applications submitted to the planning or public works department that require a public meeting, public notice, or site plan review in accordance with the city code.

PROJECT	DESCRIPTION	LOCATION	STATUS
Big Sky Annexation		north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Airport Property South An- nexation	pre-zone district	south of Pullman-Moscow Air- port	PC recommended approval; awaiting legal description
Hinrichs Annexation		north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
nary Plat		north of Old Wawawai Road	PC recommended conditional approval; CC meeting sched- uled for 3/1
Whispering Hills Subdivision Preliminary Plat		west of Sunnyside Park and south of Old Wawawai Road	city awaiting additional infor- mation from applicant
dential Development Preliminary Plan	provide 38 lots for single family homes and access on a 7.3-acre site in an R2 district	west of Sunnyside Park and south of Old Wawawai Road	city awaiting additional infor- mation from applicant
4 Preliminary Plat	divide 33.7 acres into 82 lots and public streets in an R2 district	west end of NW Terre View Drive	staff reviewing application
Sunnyside Heights Addition No. 5 Preliminary Plat	divide 11.9 acres into 34 lots and public streets in an R2 district	west end of SW Center Street	staff reviewing application
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of Golden Hills Drive	PC recommended approval; CC meeting date undetermined
Bishop Place Alzheimer's Fa- cility Conditional Use Permit (C-05-1)	construct 22,000-square-foot building with 40 beds on part of 7.6-acre parcel	west end of SE Klemgard Ave- nue	possible BOA meeting on 2/28
Bishop Place Day Care Center Conditional Use Permit (C-05- 2)	building on part of 7.6-acre parcel	nue	possible BOA meeting on 2/28
		west end of SE Klemgard Ave- nue	possible BOA meeting on 2/28
Head Start Facility site plan (04-19)		back (north) side of high school property; 510 NW Larry Street	staff requested applicant to revise site plan
St. James Modular Building site plan (04-24)	install 840-square-foot building on 2.3-acre site for use by Com- munity Child Care Center	St. James Episcopal Church; 1410 NE Stadium Way	staff requested applicant to revise site plan
Wal-Mart Supercenter site plan (04-26)	develop 223,000-square-foot	south of Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Pullman Heating Building site plan (04-29)		southeast corner of Davis Way and Park West Drive	staff requested applicant to revise site plan
I	construct 26 apartments on 7.7- acre parcel	550 NE Terre View Drive	staff reviewing site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on 18,150- square-foot lot	715 NE Oak Street	staff requested applicant to revise site plan
SEL Archive Shop site plan (05-1)	construct 7,500-square-foot building on 31,700-square-foot site	2425 NE Andrus Drive	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO COMMITTEE ABREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment

NOTES: If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. Numbers in parentheses are planning staff's internal file numbers. Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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